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SPONSOR: DANIEL C. REPAY, 5TH District

ORDINANCE NO. ____8577

AN ORDINANCE TO AMEND
ORDINANCE NO. 8538
THE STATEMENT OF BENEFITS IN AN
ECONOMIC REVITALIZATION AREA
FOR JOB CREATION AND
CAPITAL EXPENDITURE ENHANCEMENTS

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LEAR OPERATION CORPORATION 1401 - 165TH STREET HAMMOND, IN 46320

AMENDED (10) YEAR TAX ABATEMENT REQUEST FOR EQUIPMENT

Ordinance #8538 was established in compliance with the guidelines set forth in the tax abatement ordinance #7292, which provides that the approval of all Statement of Benefits in an existing Economic Revitalization Area, be done by ordinance.

WHEREAS, Indiana Code 6-1.1-12-1; amended, (the "Act") allows a partial abatement of property taxes attributable to "Redevelopment" or Rehabilitation" activities in Economic Revitalization Areas as those terms are defined in the Act, and

WHEREAS, the Act provides such Economic Revitalization Areas are areas within the City, which have:

"...become undesirable for, or impossible of, normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property," and

MAYOR'S CFFICE OF ECONOMIC DEVELORMENT 649 CONKEY STREET HAMMOND, IN 46324

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ORDINANCE NO. ____8577

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ORDINANCE NO. 8538
THE STATEMENT OF BENEFITS IN AN
ECONOMIC REVITALIZATION AREA
FOR JOB CREATION AND
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LEAR OPERATION CORPORATION $1401 - 165^{TH}$ STREET HAMMOND, IN 46320

AMENDED (10) YEAR TAX ABATEMENT REQUEST FOR EQUIPMENT

WHEREAS, the hearing relative to the adoption of this amended Ordinance will be held, at which evidence and testimony may be considered by the Common Council:

WHEREAS, in Ordinance #8538 the Hammond Common Council approved Lear Operation's Statement of Benefits for an Economic Revitalization Area; and

WHEREAS, unforeseen economic factors and considerations have necessitated a modification economic viability and growth on this project; and

WHEREAS, a variance from the previously reported projection is required in order to maintain economic viability and growth on this project; and

WHEREAS, the benefits, as modified, will increase the property tax base, reflect an additional financial investment and create additional full time jobs in the City of Hammond, meeting the City's development objectives; and

NOW THEREFORE, BE IT ORDAINED by the Common Council of the City of Hammond as follows:

ORDINANCE NO. ___8577

AN ORDINANCE TO AMEND
ORDINANCE NO. 8538
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LEAR OPERATION CORPORATION 1401 - 165TH STREET HAMMOND, IN 46320

AMENDED (10) YEAR TAX ABATEMENT REQUEST FOR EQUIPMENT

- 1. The Lear Operations Corporation Statement of Benefits, Form SB-1, Section 3, will be amended to reflect the additional financial investment of over two million dollars, for a total investment of over seven million dollars, coupled with the creation of 35 additional, permanent jobs; and he property of
- 2. The Real Estate remains designated as an Economic Revitalization Area as that term is defined in the Act. Third and final passage of this ordinance will confirm the approval of the Amended Statement of Benefits and the term defined on the Statement of Benefits will remain in effect for five (5) years beyond the date of real property reassessment.
- 3. Lear Operation Corporation remains approved for (10) years of Tax Abatement for Equipment as designated in the Project description as contained in the revised "Statement of Benefits" form.

ORDINANCE NO. <u>8577</u>

AN ORDINANCE TO AMEND
ORDINANCE NO. <u>8538</u>
THE STATEMENT OF BENEFITS IN AN
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LEAR OPERATION CORPORATION $1401 - 165^{TH}$ STREET HAMMOND, IN 46320

AMENDED (10) YEAR TAX ABATEMENT REQUEST FOR EQUIPMENT

BE IT FURTHER ORDAINED, by the Common Council that this Ordinance shall be in full force and effect from and after the date signed by the President of the

Common Council and approved by the Mayor. CIAL!

This Document is the property of the Lake County Recorder!

Kathleen Pucalik, President Common Council

ATTEST:

Robert J. Golec, City Clerk

ORDINANCE NO. 8577

AN ORDINANCE TO AMEND
ORDINANCE NO. 8538
THE STATEMENT OF BENEFITS IN AN
ECONOMIC REVITALIZATION AREA
FOR JOB CREATION AND
CAPITAL EXPENDITURE ENHANCEMENTS

LEAR OPERATION CORPORATION $1401 - 165^{TH}$ STREET HAMMOND, IN 46320

AMENDED (10) YEAR TAX ABATEMENT REQUEST FOR EQUIPMENT

DDFGENWOOD DAVIGE
PRESENTED BY ME, the undersigned City Clerk of the City of Hammond to the Mayor
of said City for his approval on the 24th day of
NOT OFFICIALLY 40
This Document is Robert J. Golec
the Lake Councity Clerk rder!
The foregoing Ordinance No. <u>\$2577</u> consisting of five (5) typewritten pages,
including this page was Afford by the Mayor on the day of
July , 2004.
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JANN TO THE REAL PROPERTY OF THE PARTY OF TH
Thomas M. McDermott, Jr., Mayor City of Hammond, Indiana
MOIANA THE THE PARTY OF THE PAR

ORDINANCE NO. ___8577

AN ORDINANCE TO AMEND
ORDINANCE NO. 8538
THE STATEMENT OF BENEFITS IN AN
ECONOMIC REVITALIZATION AREA
FOR JOB CREATION AND
CAPITAL EXPENDITURE ENHANCEMENTS

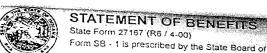
LEAR OPERATION CORPORATION $1401 - 165^{TH}$ STREET HAMMOND, IN 46320

AMENDED (10) YEAR TAX ABATEMENT REQUEST FOR EQUIPMENT

APPROVED by the Common Council on the 28th day of 12004, and 12004. AL!

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Robert J. Golec, City Clerk



Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

NSTRUCTIONS:

- NSTRUCTIONS:
 This statement must be submitted to the body designating the economic revitilization area prior to the public hearing if the designating body requires inforton the designating body BEFORE a person installs the new manufacturing equipment and / or research and development equipment, or BEFORE the areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
 Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment and / or research and development equipment, BEFORE a deduction may be approved.
 To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PPME and / or 322 ERA / PPR & DE, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PPME and / or 322 ERA PPR & DE must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and / or research and development equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
 Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF 1 annually to show compliance with the Statement
- 4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF 1 annually to show compliance with the Statement
- The schedules established under IC 6-1.1-12.1-4(d) and IC 6-1.1-12.1-4.5 (e) effective July 1, 2000 apply to any statement of benefits filed on or after July 1, 2000.
 The schedules effective prior to July 1, 2000 shall continue to apply to those statement of benefits filed before July 1, 2000.

SECTION 1	TAXPAY	ER INFORMATIO	N				18,750,072 (00.18)
name of taxpayer		,					\$ 10 mm 10 to 10 10 10 10 10 10 10 10 10 10 10 10 10
LEAR OPERATIONS CORPORAT							
Address of taxpayer (street and number, city, state and	i ZIP code)						
1600 EAST GRAND BLVD., D	ETROIT, MICH	IGAN 48211					
lame of contact person				· · · · · · · · · · · · · · · · · · ·	Telephone r	number	
KIRK L. FISHER, TAX MANA	GER				1		20 ext.26
SECTION 2 LOCA	ATION AND DESCRI	IPTION OF PRO	POSED PROJ	ECT		921-002	o ext.26
lame of designating body CITY OF HAMMOND					Resolution	number	
ocation of property		Count	у		Taxing distri	ict	
1401-165th Street, Hammon	nd, IN 46320	umerai	te1S		I		lammond/No
escription of real property improvements and / or nev	v manufacturing equi	ipment and / or	- 1 - 1		Lax OIII	ESTIMATE	D
esearch and development equipment (use additional			J LAU J		Start D		mpletion Date
Real Property impr. are minor modifications to pl	loading doc	ks and	Real Estate		1/1/0		7/1/04
and bathrooms. Est. cost	of \$335 000	cateteria	ropert	y Of			7,2,01
Machinery & Equipment w/e	the Lake	New R	New Mfg E	quipment	1/1/0	4	7/1/04
	st. costs po	,860,150	R & DE				
SECTION 3 ESTIMATE OF EM	PLOYEES AND SAL	ARIES AS RES	ULT OF PROP	OSED PRO	FCT		180
rrent number Salaries	Number retained	Salaries		Number a		Salaries	
363 \$15,022,838	363	\$15.0	22,838	35		1	20.000
SECTION 4 ESTIMATI	ED TOTAL COST AN	ND VALUE OF P	ROPOSED PR	OJECT		1 91.3	30,000
OTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the OST of the property is confidential.	Real Estate Im			hinery		earch and D Equipm	evelopment nent
urrent values		Assessed Value	Cost	Assessed	Value	Cost A	ssessed Value
us estimated values of proposed project		3093000	6631042	200142			
ess values of any property being replaced	225000	OFK CON	6860150	228500	0		
et estimated values upon completion of project	E240002	Charles Over	· · · · · · · · · · · · · · · · · · ·				
	5349993 RTED AND OTHER	BENEETS DE	13491192	428642	Ø		
stimated solid waste converted (pounds)	TO AND OTHER						
(400)	E	Estimated naz	ardous waste c	onverted (po	ounds)		
ther benefits:	Vana Elle	MOUNT WILL					
<u> </u>	Year Tax Sav	ings	<u> 10</u>) Year T	ax Savi	ngs	
Ş	3413,892.36			\$599.4	30.00		
*							
				•			
				eta e e e e e e e e e e e e e e e e e e	, v		
SECTION 6		CERTIFICATIO					
) I hereby ce	rtify that the repres	sentations in th	is statement a	are true.			
nature of authorized representative	1	Title			Date signed	(month, day,	year)
KIRK L. FISHER, TAX MANAGER	Tuest	TAX	MANAGER			- Inol	e. 1
	1000	- Indicate a service and a service a				P/38/0	27
	•				L	MENC) <i>(=1</i>)
						2 8 & Breeze, 8 and Arres	The Bott

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2. A. The designated area has been limited to a period of time not to exceed ______ calendar years * (see below). The date this designation expires is _ B. The type of deduction that is allowed in the designated area is limited to: 1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No 2. Installation of new manufacturing equipment; ☐ Yes ☐ No 3. Installation of new research and development equipment; ☐ Yes ☐ No 4. Residentially distressed areas ☐ Yes ☐ No C . The amount of deduction applicable for redevelopment or rehabilitation is limited to \$ _ _____ cost with an assessed D. The amount of deduction applicable to new manufacturing equipment is limited to \$ ____ _____ cost with an assessed value of \$ E. The amount of deduction applicable to new research and development equipment is limited to \$ ____ an assessed value of \$ ___ F. Other limitations or conditions (specify)_ Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above. Approved: (signature and title of authorized member) Telephone number Date signed (month, day, year) (219) 853-6404 une 28,2004 Attested by Designated body Hammond Common Council * If the designating body limits the time period during which an area is an economic revitilization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5

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97: 00 6- NOT to

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2. A. The designated area has been limited to a period of time not to exceed _ __ calendar years * (see below). The date this B. The type of deduction that is allowed in the designated area is limited to: ☐ Yes ☐ No 1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No 2. Installation of new manufacturing equipment; ☐ Yes ☐ No 3. Installation of new research and development equipment; 4. Residentially distressed areas ☐ Yes ☐ No C . The amount of deduction applicable for redevelopment or rehabilitation is limited to \$ _____ cost with an assessed D . The amount of deduction applicable to new manufacturing equipment is limited to \$ ____ cost with an assessed value of \$ E. The amount of deduction applicable to new research and development equipment is limited to \$____ an assessed value of \$ _ F. Other limitations or conditions (specify)_ Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above. Approved: (signature and title of authorized member) Telephone number Date signed (month, day, year) une 28,2004 (219) 853-6404 Attested by: Designated body OCUM Hammond Common Council

* If the designating body limits the time period during which an area is an economic revitilization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5

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97: ON 6- NOT to.

Lear Operations Corporation 1401 - 165th St. Hammond, In 46320 Key Number: 26-37-0016-0012

**True Tax Value (TTV): Market Value of Equipment	Table is based on a 5 yr tax abatement schedule. Gross Tax Liability	\$ 2,832,900 2006 2007 \$ 2,158,400 2007 2008 \$ 1,618,800 2008 2009	Estimated Cost Pool # 2 Assessed Cost Pool # 2 Assessed True Tax Value (5-8 years) Valuation Taxable Year Payable Tax Liability \$ 6,745,000 40% \$ 2,698,000 2004 2005 129,746.82 56% \$ 3,777,200 2005 2006 181 645 55	Table is based on a 10 yr tax abatement schedule. Gross Tax Liability	\$ 1,011,750 2013 2014	\$ 1,011,750 2011 2012		24% \$ 1,618,800 2008 2009 77,818,09	Rate 42% \$ 2,832,900 2006 2007	9 6,745,000 40% \$ 2,898,000 2004 2005 129,746,82 56% \$ 3,777,200 2005 2006 181 645,55	ue Tax Value (5-8 years) Val	Cost Pool # 2 Assessed	וחסיביה רפושטוומו Property Improvement (Installation of New Equipment & Machinery)
	413,892.36 \$ 2	60% \$ 81,740.50 \$ 54,493.66 40% \$ 41,518.98 \$ 62,278.47 20% \$ 15,569.62 \$ 62,278.47	lent enter Amount of Deduction Tax Owed \$ 129,746.82 \$	Total Savings Net Tax Liability ax Savings	es es	30% \$ 14,597 \$ 29,193	29,190	e ee	80% \$ 108,987 \$ 27,247	\$ 129,746.82 \$	Schedule) Amount of Deduction Tax Owed	lax Sengs	

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		D219/25	B Capital Equipment List	-L	1
1 2	,	1			
F	1	Lear Corporation - Hammond, II	4		
				į	Pro
3	D240 FB	Operation Name	Fixture Description	on Cost	
5	110	0 1st row Track to Build Palle	i ixture descriptio		
6		13t 10W Track to Build Paile	Rivete riveting table		
7	1111		S-spring crimps		
8	1120	1st row Recliner Install DR 1st row manual recliner gap to	Roll pin hydraulic installe		
9		sideshield	Gap checking fixture upgrad	63 000	
10	1400		Atlas Copci		
11	1120	1st row Recliner Install PS 1st row manual recliner gap to	Roll pin hydraulic installe	r \$11,200	
12		sideshield	Gap checking fixture upgrade	\$3,000	
13			recliner motor attachment table	\$4,000	
15	1145	1st row Module Install DR	Atlas Copec		
16			Rivete riveting table		
17 18	1130	1st row Module Install PS	Riveter		
10		Front seat cushion pan modal change	riveting table	\$320	
19	1135		Atlas Copco (2)	\$49,000	
20 21	1150 1156	1st row FSC Pan to Track	Atlas Copco	\$21,000	
22	1100	Torque 4 track to cushion pan nuts	new conveyor zones		
23	1160	1st row Buckle Install	forklift truck Atlas Copco	\$25,000 \$21,000	
24 25	1170	1at rought	Electronic Poka voke tool head	\$5,792	
26	1180	1st row Hogring FSC 1st row Closeout FSC	Rework cost for existing stations Online tuck and roll compression fixtures	\$13,000	
27		1st row Closeout FSC L	Pivot Plastic Secure (1 Atlas Copco gun)	\$22,000 \$15,000	
8	1190	1st row FSB Frame Prep DR	Atlas Copco	\$21,000	
10	1185	1st row FSB DFLL Prep	Poka yoke fixture (airbag/lumbar) Atlas Copco	\$16,250	
11	1190	1st row FSB Frame Prep PS	Atlas Copco	\$10,500 \$21,000	
3	1196	Torque 2 side airbag nuts	torque lockout stations with controls	\$38,500	
4			Poka yoke fixture (airbag/iumbar/DFLL)	\$16,250	
4	1200	1st row FSB Stuff and Closegut (4)	Document	5	
5	1200	1st row FSB Stuff and Closeout (4)	Poka yoke stuffer - new Poka yoke stuffer - modify D-186	\$132,000	
5	1220	1st row Install FSB to FSC	Atlas Copco	\$61,617	
7	1230	1st row Install FSB to Recliner (2)	Hand Held Roll pin tool	\$36,000	
	1230B	Lumbar handle fully automated	Pokeyoke	\$100,000 \$34,000	
-	1280 1290	1st row Function Test	Lake Con Function Testers	\$262,900	
-	1300	1st row OCS Test 1st row Repair	Carryover from D186	\$270,000	
		19t low Kepan	Atlas Copco& tooi tray	\$15,000	
	1320	1st row Unload			
Co	onveyor (tu	rn-key w/ RFID Data collection added) M	Seat transfer manipulators /ith Torque lock down REID	\$55,000 \$665,000	5
100	J-liue Ralia	Pallets (w/unmanned PODS options ad	ded) (75 sets)	\$354,490	N
So	rew Guns.	Hogring Guns, and Misc. Tools		\$25,000	M
Ne	w Trim Se	quencing Containers (70)		\$10,000 \$10,500	M
	terial Flow P Racking	Racking (General)		\$20,000	M
Fro	ont Seat Pr	oduct Auditing Buck(s)		\$10,000	M
Ins	tallation			\$20,000 \$35,000	M M
ou D2	บ 10tal - D 58 2nd ค.	219 / D258 Front Row	COLEDIC ON	\$2,503,909	IVI
	1400	258 2nd row Back Subassembly	Atlas Copco	040 500	
	- 1115		poka yoke prep table	\$10,500 \$16,300	<u>S</u>
	1410	258 2nd row Back Closeout 60%	Atias Copco	\$21,000	S
	1410	258 2nd row Back Closeout 40%	hand stuff closeout fixtures equipment refit & add closeout blade	\$19,339	/ S
	1420		Anti-squeak H/R Frame (2 Glue Pots)	\$22,139 \$2,000	S ⁻
	1430	258 2nd row Hogring "B" Surface 258 2nd row Bolster Build	rework existing compression fixtures	\$10,000	S
		200 Zild TOW BOISIEF BUILD	bolster compression fixture Hogring J-Clip	\$8,225 \$800	ST
	1460		Giue Bolster (1 Glue Pot)	\$1,000	ST
Moo	lify Oven	258 2nd row Repair	Atlas Copco	\$10,500	ST
VIOU	ew Guns, H	logring Guns and Misc. Hand Tools		\$8,000 \$5,000	ME
Scre	Racking			\$5.000	ME ME
Scre WIP					1744
Scre WIP nsta Rea	iliation r Seat Proc	fuct Auditing Buck		\$10.000	i√iE
Scre WIP nsta Rea Sub	allation r Seat Proc Total - D2	fuct Auditing Buck 58 2nd Row		\$10.000 \$10,000	
Scre WIP nsta Rea Sub	allation r Seat Proc Total - D2	58 2nd Row 219 2nd row Flex mat Install	Flex mat install fixture	\$10.000	i√iE

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$\overline{}$					1 1
. 76				er \$13,500	T
_					
77	160:		Atlas Con		
78	160	219 2nd row Recliner to back fram	/ Mad Cope		
79		240 Desideral Analysis	Atlas Copo	\$31,500	i
_	100.	219 Positional Angle torque positione	er Atlas Copo	\$30,000	
80	1607		Ut Closeout blade machin		
		2nd row 219 "interlocking feature	o''	90,500	
81	1620B		_f	ľ	1
-				e \$40,000	1
82	1625	219 2nd row Stear	n Veit Steame		
83	1640		VOII Oleanie		
_			7 tado e o poo Witta		1
84			d Seat transfer manipulator	s \$17,500	
85	Conveyor	(turn-key w/ RFID Data collection adde	d) With Torque lock down DEID		
96	On-Line R	uild Pallets (Number to protect for 70/3	O I'M	\$485,000	
	C C	and Fallets (Namber to protect for 70/3	U Spirt)	\$120,000	
8/	Screw Gui	ns, Hogring Guns and Misc. Hand Tool	s	\$10,000	
88	New Trim	Sequencing Containers (50)			
		ow Racking		\$15,000	1
		JW Macking		\$15,000	
	Ovens			-\$42,000	1
91	WIP racking	q			
92	Installation		 	\$6,000	
				\$17,702	1
93	Second Ro	w Product Auditing Buck		\$20,000	1
94	Sub Total	D219 2nd Row			
95	D210 3-4 C	low		\$942,438	
P	J.u I				1
96	1800	3rd row Install Pivot Tube	Atlas Copco	\$10,500	
97			11110 00000		
98	1810	3rd row Figure Latet 2 Of	seat belt to pivot tube fixture		
	1010	3rd row Floor Latch & Closeout	Atlas Copco	\$21,000	
99	1		build fixture		
100		3rd row recliner to Cushion			
101	1830		7 taus Copco		5
_	1000	3rd row Stuff Backs	50% back stuffers	\$33,300	5
102			bench back stuffer	\$33,300	9
103	1820	Bucket pivot was flap / now a hole			
04		anole anole	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$1,000	N
			Latch Fixture	\$17,000	
05	L		Glue Back Foam (1 Glue Pot)	\$7,000	5
06	1840	3rd row Marry Back to Cushion			
07	1860		Atlas Copco	\$21,000	
	1000	3rd row Hogring Cushion	50% cushion hogring fixtures	\$10,000	S
08			bench cushion hogring fixtures	\$5,000	S
09			Glue cushion foam (1 Glue Pot)		
10				\$7,000	S
			Flipper Panel Screws Atlas Copco	\$10,500	S
11		hird row tie down strap	Atlas Copco plus fixturing	\$15,000	S
12	1890	3rd row Steam / H/R	Veit Steamer		
13	1910			\$8,000	S
		3rd row Repair	Atlas Copco w/tray	\$15,000	S
4 .					
14	1920	3rd row Unload	Seat manipulators		
	uild Conve	yor 3rd row Unload	Seat manipulators	\$25,000	S
15 B	uild Conve	yor /	Joeument 1	\$25,000 \$385,000	S M
15 B	uild Conve	yor s On-Line	Document	\$25,000 \$385,000 \$205,000	S M
15 B 16 B 17 F	uild Conve uild Fixture Gl (small h	yor s On-Line eavy duty material racking conveyor sy	Document	\$25,000 \$385,000 \$205,000	S M M
15 B 16 B 17 F 18 S	uild Conve uild Fixture GI (small h crew Guns	yor s On-Line	Document	\$25,000 \$385,000 \$205,000 \$10,000	S M M M
15 B 16 B 17 F 18 S	uild Conve uild Fixture GI (small h crew Guns	yor s On-Line eavy duty material racking conveyor sy	Document	\$25,000 \$385,000 \$205,000 \$10,000 \$20,000	S M M M M
15 B 16 B 17 F 18 S 19 In	uild Conve uild Fixture GI (small h crew Guns estallation	yor s On-Line eavy duty material racking conveyor sy	Document	\$25,000 \$385,000 \$205,000 \$10,000 \$20,000 \$10,000	S M M M M
15 B 16 B 17 F 18 S 19 In	uild Conve uild Fixture GI (small horew Guns estallation	yor s On-Line savy duty material racking conveyor sy Hogring Guns and Misc. Hand Foois	Document	\$25,000 \$385,000 \$205,000 \$10,000 \$20,000 \$10,000	S M M M M M M
15 B 16 B 17 F 18 S 19 In 20 O	duild Conve	yor s On-Line savy duty material racking conveyor sy Hogring Guns and Misc. Hand Tools	Document	\$25,000 \$385,000 \$205,000 \$10,000 \$20,000 \$10,000 \$30,000	S Mi Mi Mi Mi Mi
15 B 16 B 17 F 18 S 19 In 20 O	duild Conve	yor s On-Line savy duty material racking conveyor sy Hogring Guns and Misc. Hand Tools	Document	\$25,000 \$385,000 \$205,000 \$10,000 \$20,000 \$10,000 \$30,000 \$25,000	S M M M M M M
15 B 16 B 17 F 18 S 19 In 20 O 21 Th	duild Convertuild Fixture GI (small horew Guns estallation even hird Row In ub Total - I	yor s On-Line savy duty material racking conveyor sy Hogring Guns and Misc. Hand Foois spection Buck D219 3rd Row	stem) build pallets (30)	\$25,000 \$385,000 \$205,000 \$10,000 \$20,000 \$10,000 \$30,000 \$25,000 \$967,900	S M M M M M M
15 B 16 B 17 F 18 S 19 In 20 O 21 Tr 22 S 3 G	uild Conve	yor s On-Line eavy duty material racking conveyor sy Hogring Guns and Misc. Hand Tools spection Buck 219 3rd Row	Document	\$25,000 \$385,000 \$205,000 \$10,000 \$20,000 \$10,000 \$30,000 \$25,000	S M M M M M M
15 B 16 B 17 F 18 S 19 In 20 O 21 Th 22 S 13 G 4 Se	suild Conve suild Fixture GI (small h crew Guns astallation even hird Row In ub Total - I eneral ervice Heat	yor s On-Line eavy duty material racking conveyor sy Hogring Guns and Misc. Hand Tools spection Buck 219 3rd Row	stem) build pallets (30)	\$25,000 \$385,000 \$205,000 \$10,000 \$20,000 \$10,000 \$330,000 \$25,000 \$967,900	S M M M M M M
15 B 16 B 17 F 18 S 19 In 20 O 21 Th 22 S 14 Se 4 Se 5 IS	uild Conve uild Fixture GI (small h crew Guns istallation ven hird Row In ub Total - I eneral ervice Heat	yor s On-Line eavy duty material racking conveyor sy Hogring Guns and Misc. Hand Tools spection Buck 219 3rd Row Staker	stem) build pallets (30)	\$25,000 \$385,000 \$205,000 \$10,000 \$20,000 \$10,000 \$30,000 \$25,000 \$967,900	S M M M M M M M M
15 B 16 B 17 F 18 S 19 In 20 O 21 Th 22 S 14 Se 4 Se 5 IS	uild Conve uild Fixture GI (small h crew Guns istallation ven hird Row In ub Total - I eneral ervice Heat	yor s On-Line eavy duty material racking conveyor sy Hogring Guns and Misc. Hand Tools spection Buck 219 3rd Row Staker	stem) build pallets (30)	\$25,000 \$385,000 \$205,000 \$10,000 \$20,000 \$10,000 \$30,000 \$25,000 \$967,900 \$10,000 \$171,000	S M M M M M M M M
15 B 16 B 17 F 18 S 19 In 20 O 21 Th 22 S 23 G 4 Se 6 Fe	duild Conve duild Fixture GI (small h crew Guns installation ven hird Row In ub Total - I eneral ervice Heat GO Dot eed Convey	yor s On-Line eavy duty material racking conveyor sy Hogring Guns and Misc. Hand Tools spection Buck 219 3rd Row Staker or Linking All Assembly Lines Re-wirin	stem) build pallets (30)	\$25,000 \$385,000 \$205,000 \$10,000 \$20,000 \$10,000 \$30,000 \$25,000 \$967,900	S M M M M M M M M
15 B 16 B 17 F 18 S 19 In 20 O 21 Th 22 S 13 G 4 S 6 F 6 F 7 R 6	suild Conve uild Fixture GI (small h crew Guns sistallation liven hird Row In ub Total - I eneral ervice Heat GO Dot eed Convey eed Convey	yor s On-Line savy duty material racking conveyor sy Hogring Guns and Misc. Hand Tools spection Buck D219 3rd Row Staker or Linking Ali Assembly Lines Re-wiringloor	stem) build pallets (30)	\$25,000 \$385,000 \$205,000 \$10,000 \$10,000 \$10,000 \$30,000 \$35,000 \$967,900 \$10,000 \$171,000 \$10,000	S M M M M M M M M
15 B 16 B 17 F 18 S 19 In 20 O 21 Th 22 S 3 G 4 S 5 IS 6 F 8 F 8 F 8 F 8	suild Conve uild Fixture GI (small h crew Guns, sistallation liven hird Row In ub Total - I eneral ervice Heat GO Dot eed Convey e-do Plant I acility upgra	yor s On-Line savy duty material racking conveyor sy Hogring Guns and Misc. Hand Tools spection Buck D219 3rd Row Staker or Linking Ali Assembly Lines Re-wiring des bathrooms & Cafeteria	stem) build pallets (30)	\$25,000 \$385,000 \$205,000 \$10,000 \$20,000 \$10,000 \$30,000 \$30,000 \$25,000 \$967,900 \$10,000 \$171,000 \$35,000	S M M M M M M M M M M M M M M M M M M M
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15 B 16 B 17 F 16 B 17 F 17 F 18 S 18 S 19 In The State of the State o	suild Conve uild Fixture GI (small h crew Guns sistallation ven hird Row In ub Total - I eneral ervice Heat GO Dot convey e-do Piant I acility upgra nipping Pall canners, pri ock Door Ad tib Total - G	yor s On-Line eavy duty material racking conveyor sy Hogring Guns and Misc. Hand Tools spection Buck 2219 3rd Row Staker or Linking All Assembly Lines Re-wiring floor des bathrooms & Cafeteria ets ets Inters, cabling, PC's, I.T. items diditions intered items	stem) build pallets (30) stem) g	\$25,000 \$385,000 \$205,000 \$10,000 \$20,000 \$10,000 \$30,000 \$35,000 \$171,000 \$10,000 \$35,000 \$50,000 \$40,000	S M M M M M M M M M M M M M M M M M M M
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EXHIBIT A

LEGAL DESCRIPTION OF SITE

That part of the Southeast quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian in the City of Hammond, North Township, Lake County, Indiana, described as follows: Commencing at the Southwest corner of the Southeast quarter of said Section 6 and running thence East along the South line of said Southeast quarter a distance of 920.02 feet to the point of beginning; thence North at right angles to the South line of said Southeast quarter a distance of 798.09 feet thence East along a line parallel with the the South line of said Southeast quarter a distance of 798.09 feet thence East along a line parallel with the South line of said Southeast quarter a distance of 250.07 feet; thence Northeastwardly a distance of 522.93 feet along a line which if continued Northeasterly, will pass through a point which is 1396.83 feet (measured perpendicularly) North of said South line and 1983.73 feet (measured perpendicularly) East of said West line of said Southeast quarter of Section 6; thence Southwardly along a straight line a distance of 134.01 feet to a point which is 967.12 feet (measured perpendicularly) North of said South line and 1549.22 feet (measured perpendicularly) East of said West line of said Southeast quarter; thence continuing southwardly along the arc of a circle having a radius of 309.62 feet and convex Westerly a distance of 202.69 feet to a point which is 770.43 feet (measured perpendicularly) North of said South line and 1585.13 feet (measured perpendicularly) East of said West Line of said Southeast quarter; thence Southeastwardly along a straight line a distance of 77.26 feet to a point which is 703.81 feet (measured perpendicularly) North of said South line and 1625.96 feet (measured perpendicularly) East of said South line and 1625.96 feet (measured perpendicularly) East of said Southeast quarter; thence southeastwardly along a straight line and 1625.96 feet (measured perpendicularly) East of said Southeast quarter; thence southeastwardly along a straight line and 1625.96 feet (measured perpendicularly) East of said Southeast quarter; thence continuing Southeastwardly along a straight line and 1625.96 feet (measured perpendicularly) East of said Southeastwardly East of said West line of said Southeast quarter; thence contiming Southeastwardly along a straight line a distance of 490.93 feet to a point which is 300.74 feet (measured perpendicularly) North of said South line and 1916.57 feet (measured perpendicularly) East of said West line of said South line and these line of said South line and these line of said perpendicularly) East of said West line of said perpendicularly) East of said West line of said Southeast quarter; thence continuing Southeastwardly along a straight line a distance of 68.07 feet to a point which is 245.78 feet (measured perpendicularly) North of said South line and 1958.13 feet (measured perpendicularly) Fast of said West line of said Southeast quarter; thence continuing Southeastwardly along the arc of a circle having a radius of 292.94 feet and convex Southwesterly a distance of 117.02 feet to a point which is 167.40 feet (measured) to a point which is 167,40 feat (measured

EXHIBIT A"

perpendicularly) North of said South line and 2045.97 feet (Reasured perpendicularly) East of said West line of said Southeast quarter; thence continuing Southeastvardly along the arc of a circle having a radius of 578.36 feet and convex Southorly a distance of 304.79 feet to a point which is \$5.06 feet (measured perpendicularly) North of said South line of said Southeast quarter from a point thereon which is 2340.80 feet East of said Southeast corner of said Southeast quarter; thence South a distance of 35.06 feet to said point on said South line of said Southeast quarter which is 2340.80 feet East of the Southwest corner thereof; and thence west along said South line of said Southeast quarter of Section 6 a distance of 1420.78 feet to a point of beginning, EXCEPTING therefrom the North 10 feet of the Mesterlymost 45.66 feet which is embraced in Claveland Street and Millard Avenue. X formal resurveyed legal description shall be furnished prior to closing.

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